

72 High Street, Great Missenden, Buckinghamshire, HP16 0AN

A delightful, 3 bedroom, Grade II listed cottage in the heart of Great Missenden village. The cottage is a lovely, comfortable, well-maintained home whilst still retaining many period features. The cottage has a well proportioned sitting room and eat-in kitchen, southerly garden, garage and off-street parking.

Sitting room | Eat in Kitchen | Cloakroom | Three double bedrooms | Family bathroom | Gardens | Garage plus parking

No 72 High Street is a delightful, mid terraced, Grade II listed cottage dating from the 18th century. Numbers 72, 72A and 72B were originally one property adjoining Crown House at number 70. Traditionally the front doors three front doors have been painted in yellow, red and blue to represent the main English political parties; whilst not swearing allegiance to any.

On entering the yellow front door of number 72 the visitor steps down into the principle reception room which is a well proportioned, roughly square room with a flagstone floor, beamed ceiling and brick Inglenook fireplace.

Double doors lead through to the eat-in farmhouse-style kitchen. The kitchen is fitted with a range of oak fronted units incorporating a butler sink, a cream, gas-fired AGA and the usual integrated appliances. There is ample room for a dining table both for casual and more formal dining.

A door from the kitchen leads to a rear lobby accessing the garden and then on to the cloakroom.

Stairs rising from the kitchen lead to the first floor. A generous landing leads to a double, bedroom overlooking the garden then back round to a double front aspect bedroom . The family bathroom is opposite the front bedroom. A further staircase leads up to the top attic bedroom which is vaulted and beamed (with some restricted head-room).

The level, low-maintenance, south facing, rear gardens are enclosed and are split roughly in half with a generous, entertaining terrace close to the house beyond which is a graveled area bounded by shrub borders and a raised, decked area. The rear boundary is formed by the side wall of the garage. A gate from the garden leads to the garage and rear parking area.

Price... £625,000 *Freehold*



LOCATION

Great Missenden is an historic village with properties dating back over the last few centuries forming the lovely old high street, with bustling cafes, restaurants, pubs and boutiques. Nestling in the Chiltern countryside, this friendly village has many good shopping facilities, three schools for children of all ages, sporting and social amenities and a main line rail link into London Marylebone. The area is one of great beauty and there are splendid walks through the Chiltern Hills, now largely designated an Area of Outstanding Natural Beauty.

DIRECTIONS

From our offices in Great Missenden follow the High Street towards Missenden Abbey. 72 High Street will be found on the left just opposite and beyond the Roald Dahl Museum.

School catchments 2022/3

Infant & Juniors: Great Missenden CE Combined | Boys' Grammar; Chesham & Dr Challoner's | Girls' Grammar; Chesham & Dr Challoner's High School | Upper/All ability; The Misbourne School | (We recommend you check with the individual schools for accuracy and availability).

Additional information

Mains water, drains, electricity Gas fired central heating Chiltern District Council Council Tax Band F EPC Band D

Grade II listing details

Please see the attached link for details of the listing at Historic England: <https://historicengland.org.uk/listing/the-list/list-entry/1159183>

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



72 High Street

Approximate Gross Internal Area
Ground Floor = 43.3 sq m / 466 sq ft
First Floor = 37.1 sq m / 399 sq ft
Second Floor = 14.4 sq m / 155 sq ft
Garage = 13 sq m / 140 sq ft
Total = 107.8 sq m / 1,160 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership